

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** October 21, 2008

**TO:** Stephen Gardner, Project Manager  
Land Use Review

**FROM:** Kelly Williams, Planner  
Community Planning

**SUBJECT: ZMAP 2008-0002, Equinix Data Center, Beaumeade Corporate Park  
SPEX 2008-0041 2<sup>nd</sup> Referral**

**BACKGROUND**

The applicant, Equinix RP II, LLC is requesting a rezoning to convert a 31.97 acre parcel in the Beaumeade Merritt Tract from Planned Development Industrial Park (PD-IP) under the 1993 Zoning Ordinance to PD-IP in the Revised 1993 Zoning Ordinance. Further a special exception is requested to increase the FAR allowed on the parcel to 0.60 pursuant to Sections 4-504(C) of the Revised 1993 Zoning Ordinance. According to the Statement of Justification, the zoning ordinance conversion and Special Exception would allow up to a maximum of 0.6 FAR and would allow greater flexibility in terms of floor area ratio, building height and locations of buildings and additions.

This site has been developed as part of the Beaumeade Corporate Park which was designed as a unified industrial park comprised of approximately 60 lots connected by a coordinated road system. The park has unified signage identifying its boundaries and landscaping that provides the park with a campus style appearance. The park was originally envisioned as an industrial park, however over time more office and retail uses have been included.

This is the second submission of the application. The applicant has responded to first submission comments by providing a response letter, proffers and a revised Concept Development Plan and Special Exception plat dated October 6, 2008. The remaining outstanding issues are described below. This referral is intended to be supplementary to Community Planning's September 2, 2008 referral.

ATTACHMENT 1 *a.*

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## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The property is governed under the policies of the Revised General Plan (Plan) and the Dulles North Area Management Plan (DNAMP). The site is located in the Ashburn Community of the Suburban Policy Area and is planned for Business uses. Based on the development of the site and the existing zoning (PD-IP), the Beaumeade Corporate Park is considered under the Light Industrial policies of the Plan. The Revised Countywide Transportation Plan (CTP), the Countywide Retail Plan Amendment (Retail Plan), and the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) also apply. The site is also located within the Route 28 Tax District.

## **SPECIAL EXCEPTION ANALYSIS**

### **Land Use Mix**

Staff requested that the applicant provide additional information regarding the land use mix for Beaumeade Corporate Park and how increasing the FAR on this parcel relates to the Light Industrial Land Use Mix policies.

The property currently has special exception approval to allow 100% office use on this site at .4 FAR. This application proposes an increase in FAR from .4 FAR to .6 FAR for all uses on the subject parcel. The proposed increase in FAR is to accommodate more data center space which in essence is a building that houses data equipment. Commercial office space is only a small component of the building and is limited to that which supports the data center. Currently only one building on site houses other uses that are not related to the data center and includes the Ashburn Post Office and a storage company.

With the approval of SPEX 2001-0043 in 2002, which allowed the subject site to develop with 100% office use at .4 FAR, the office component of the light industrial land use mix for the overall Beaumeade Corporate Park was achieved. However, the applicant has provided additional information to demonstrate that a reduction of office occurred by another SPEX 2006-0016 for this property, which limited the total office component on site to 42.8% of the 100% uses approved. The applicant is committing to this special exception application that allows more overall FAR (.6) but further limits the commercial office uses on the property to 18%. This would result in less commercial office than what was originally approved.

***Staff finds that the application is in conformance with the land use policies of the Revised General Plan. Staff supports substantial conformance to the special exception plat that limits the amount of office that can be developed on the subject property to 18% or 150,402 square feet.***

### **Design**

The first referral identified that the application materials previously submitted did not provide a specific site design for the site, but rather indicated that the entire site could be either parking lots or buildings. There was no indication as to which type of use is proposed, whether the current buildings were to be removed and new ones built, or if

parking could be accommodated on-site. The second submission of this application shows a more detailed site design that more clearly represents what the applicant is proposing.

The revised special exception plat exhibits the traditional design concepts envisioned for Industrial Communities by addressing such things as the design and function of exterior spaces, pedestrian access, adequate on-site parking, storage, and loading areas as well as landscape screening of these functions from surrounding neighborhoods. The pedestrian and vehicular circulation systems in and around the business uses forms a safe and convenient network.

In the first referral, it was also noted that a 100 foot building would be constructed on the site. The referral identified that if the building(s) were designed for a data center, typically with no windows and minimal doors, there was the potential to have an extremely large building with four contiguous "blank wall" façades which is not in keeping with the design policies of the Plan. The Plan seeks compatibility with the surrounding community with respect to design and size. A building of this height would be clearly visible from Waxpool Road and Loudoun County Parkway and should be designed to complement the area.

The second submission of the application includes an illustrative to address building architecture and design. It includes façade elevations and potential building materials. While it appears that the elevations and building materials would provide a more interesting façade for the building, there are still concerns that the height may not be compatible with the surrounding area. According to the County Assessment records, a comparable building would be the Lerner building located on Route 28 at the Dulles Towne Center Mall which is approximately 105 feet tall. The height and scale of the proposed building is substantially larger than the one-to-three story buildings typically found in the Beaumeade Corporate Park, thereby making it the prominent feature of the visual landscape.

***The revised special exception plat addresses all of the site design issues related to the building placement, parking, landscaping and pedestrian access.***

***The issue of architectural compatibility with respect to size is still outstanding. The proposed building materials and elevations appear to address the issue of presenting a contiguous "blank wall" façade around the building, however, the height of the building may overwhelm the visual identity of the surrounding area. The height of the proposed building appears to be inconsistent with the design guidelines of the Plan which anticipates compatibility with the surrounding community.***

#### **Open Space/ Public/Civic**

Mixed-use communities such as the Beaumeade Corporate Park generally contain a portion of the site designated for public use, 10% public parks and open space and 5%

public and civic (Revised General Plan, Chapter 6, Light Industrial Use Policies). Staff recommended that the application include a creative and useful public/civic/open space component for the project.

The applicant has submitted a revised special exception plat that provides additional usable civic/open space for this site in the form of a centrally located plaza area in front of building B. The application also proposes to retain the existing civic/open space located at the entrance of the development.

***The application adequately addresses the public/civic/open space component of the land use mix for this proposal. This issue has been resolved.***

#### **Pedestrian and Bicycle Access**

Staff recommended that pedestrian travelways be provided ensuring a safe route from the parking areas to the buildings as well as to adjacent properties within the Park. The applicant has agreed to commit to the site design as proposed on the special exception plat which provides pedestrian and bicycle access to and throughout the site.

***This issue has been resolved.***

#### **RECOMMENDATION**

Staff can recommend approval of the zoning conversion as the Revised General Plan provides policy direction encouraging property owners within the Tax District to convert from the 1972 Zoning Ordinance to the Revised 1993 Zoning Ordinance.

However, until the issue related to the height of the building and it's compatibility with the surrounding community is addressed, staff cannot recommend approval of the Special Exception request.

Staff would be happy to meet with the applicant to discuss these issues.

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Program Manager, Community Planning via e-mail

**County of Loudoun**

**Department of Planning**

**MEMORANDUM**

**DATE:** September 2, 2008

**TO:** Stephen Gardner, Project Manager  
Land Use Review

**FROM:** Kelly Williams, Planner  
Community Planning

**SUBJECT: ZMAP 2008-0002, Equinix Data Center, Beaumeade Corporate Park  
SPEX 2008-0041**

**BACKGROUND**

The applicant, Equinix RP II, LLC is requesting a rezoning to convert a 31.97 acre parcel in the Beaumeade Merritt Tract from Planned Development Industrial Park (PD-IP) under the 1993 Zoning Ordinance to PD-IP in the Revised 1993 Zoning Ordinance. Further a special exception is requested to increase the FAR allowed on the parcel to 0.60 pursuant to Sections 4-504(C) of the Revised 1993 Zoning Ordinance. According to the Statement of Justification, the zoning ordinance conversion and Special Exception would allow up to a maximum of 0.6 FAR and would allow greater flexibility in terms of floor area ratio, building height and locations of buildings and additions.

This site has been developed as part of the Beaumeade Corporate Park which was designed as a unified industrial park comprised of approximately 60 lots connected by a coordinated road system. The park has unified signage identifying its boundaries and landscaping that provides the park with a campus style appearance. The park was originally envisioned as an industrial park, however over time more office and retail uses have been included.

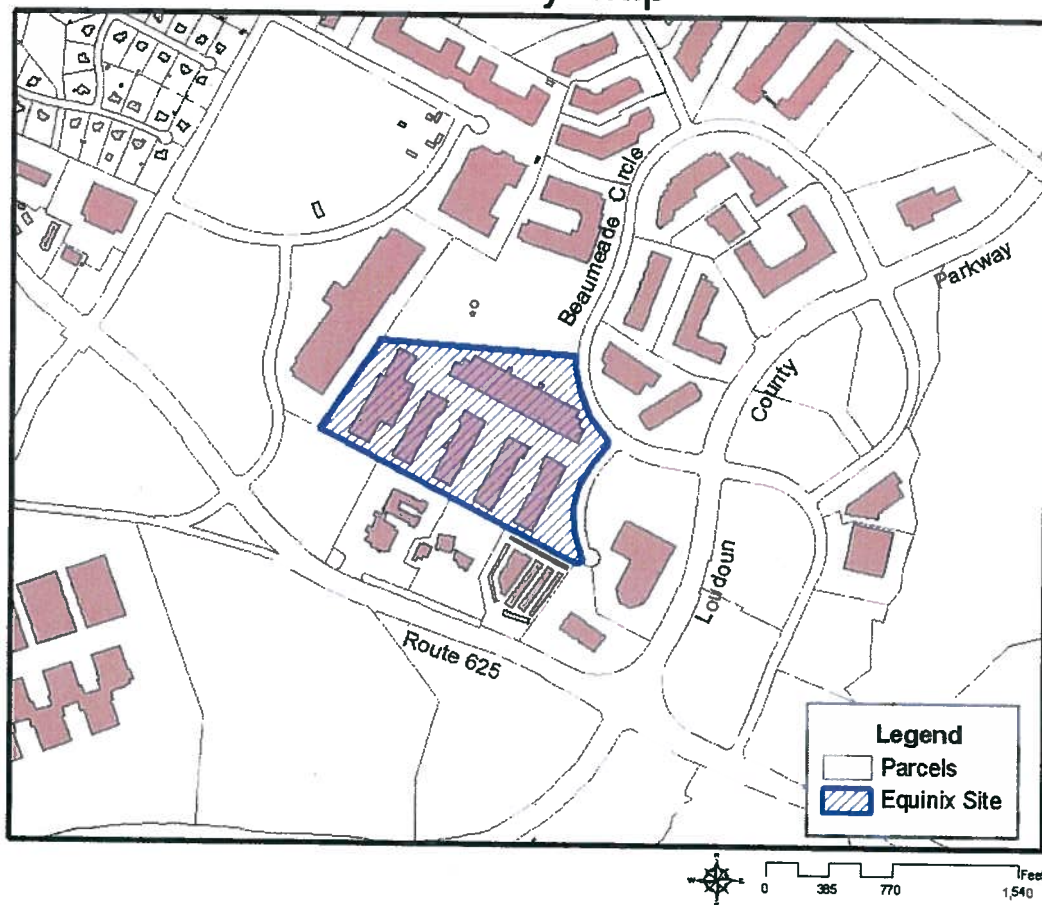
There have been several Special Exceptions associated with the overall Beaumeade Corporate Park that allow office, and flex office/industrial/warehousing. Other uses approved in the park are civic in nature, such as churches and schools. All development within Beaumeade Corporate Park is subject to architectural, landscape and signage guidelines and must obtain approval from the Beaumeade Corporate Park Architectural Review Committee.

The parcel subject to the rezoning and special exception application is approximately 31.97 acres and currently has five buildings constructed on-site. In 2002, this parcel



received special exception approval (SPEX 2001-0043) to permit 100% office use on the property in order to accommodate office/data center use on-site. The total square footage allowed currently on-site is 557,045 square feet. Increasing the FAR to 0.60 would allow a total of 835,567 square feet of permitted uses. The overall parcel is bound to the north by Beaumeade Circle and the Christian Fellowship Church, the south by retail uses in the Ashburn Corporate Center, the east by Filigree Court and the west by flex warehousing in the Ashburn Business Park.

### Vicinity Map



### COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is governed under the policies of the Revised General Plan (Plan) and the Dulles North Area Management Plan (DNAMP). The site is located in the Ashburn Community of the Suburban Policy Area and is planned for Business uses. Based on the development of the site and the existing zoning (PD-IP), the Beaumeade Corporate Park is considered under the Light Industrial policies of the Plan. The Revised Countywide Transportation Plan (CTP), the Countywide Retail Plan Amendment (Retail Plan), and the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) also apply. The site is also located within the Route 28 Tax District.

## **ZONING CONVERSION ANALYSIS**

The Revised General Plan provides policy direction encouraging property owners within the Tax District to convert from the 1972 Zoning Ordinance to the Revised 1993 Zoning Ordinance in order to provide consistent development patterns within the District. The Plan states that "[t]he County will look at incentives to encourage Route 28 Tax District landowners to opt into the revised zoning ordinance" (Revised General Plan, Policy 14, p. 4-10). As such, the proposed conversion to the most current zoning ordinance is appropriate.

***Staff recommends approval of the zoning conversion.***

## **SPECIAL EXCEPTION ANALYSIS**

### **Land Use Mix**

The intent of the Light Industrial policies set forth in the Revised General Plan, is to develop a community in which light industrial/flex uses are the predominant component. Non-accessory office uses may comprise up to 40% of the project area (Revised General Plan, policy 5c. pg. 6-31). The Beaumeade Corporate Park is a unified park comprised of several lots connected by a coordinated road system. The Park has unified signage identifying its boundaries and landscaping that provides the Park with a campus style appearance as anticipated by the Revised General Plan (Revised General Plan, text, pg. 6-30).

As stated above, the property currently has special exception approval to allow 100% office use on this site. The special exception application further requests an increase in FAR from .4 FAR to .6 FAR for all uses on the subject parcel. It is unclear in the submitted materials what type of use is being proposed. It appears that the application provides several different development scenarios which would allow anything from data centers, offices, or warehouses or any combination of the three uses.

Review of previously approved applications in the Beaumeade Corporate Park indicates that the office component, as called for in the Plan, for an industrial park has already been met. With the approval of SPEX 2001-0043 in 2002, which allowed the subject site to develop with 100% office use at .4 FAR, the office component for Beaumeade was 41%. This percentage does not take into consideration any properties that may have subsequently developed by-right under the new zoning ordinance regulations that now allows 100% office in the PD-IP zoning district.

***Staff recommends that the applicant provide information regarding the land use mix for Beaumeade Corporate Park and how increasing the FAR on this parcel relates to the Light Industrial Land Use Mix policies.***

### **Design**

The Plan specifies that Light Industrial developments will emulate key traditional design concepts by addressing such things as the design and function of exterior spaces,

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pedestrian access, and architectural cohesiveness (Revised General Plan, Design Guidelines, pg. 11-14). These developments should possess adequate on-site parking, storage, and loading areas as well as landscape screening of these functions from surrounding neighborhoods. The design of the site should include reducing the potential impact of building size, exterior cladding of the building, signs and other features of an employment use that may create negative visual impacts on the surrounding community. Pedestrian and vehicular circulation systems in and around the business uses will form a safe and convenient network. Outdoor lighting will be designed for effective nighttime use of the facility and to reduce off-site glare to a minimum. (Revised General Plan, policy 5, pg. 6-20)

The Plan further describes the type of uses that should be developed in Light Industrial parks including flex, research and development and small scale manufacturing. The type of industrial uses envisioned in this area would be compatible with the surrounding business uses by virtue of size, lack of outdoor storage, and other activities that may have related detrimental impacts (Revised General Plan, policy 1, pg. 6-29).

The application materials submitted do not provide a specific site design for the site, but rather indicates that the entire site could be either parking lots or buildings. There is no indication as to which type of use is proposed, whether the current buildings will be removed and new ones built, or if parking can be accommodated on-site. Further, the application materials include an illustrative of a 100 foot building that may be constructed on the site. If the building(s) are designed for a data center, typically with no windows and minimal doors, there is the potential to have an extremely large building with four contiguous "blank wall" façades. This is not in keeping with the design policies of the Plan which seeks compatibility with the surrounding community with respect to design and size. A building of this height would be clearly visible from Waxpool Road and Loudoun County Parkway and should be designed to compliment the area.

While the application provides maximum flexibility to the applicant, there are no assurances that the site will be developed with a design that implements the County's vision for a light industrial development.

***Further review is required to determine if the proposed application is in keeping with the intent of the Light Industrial land use and design guidelines of the Revised General Plan. Staff recommends that the application be revised to provide a more detailed design of the site layout and buildings proposed.***

#### **Open Space/ Public/Civic**

Mixed-use communities such as the Beaumeade Corporate Park generally contain a portion of the site designated for public use, 10% public parks and open space and 5% public and civic (Revised General Plan, policy 5, pg. 6-31). Each lot in the Beaumeade Corporate Park is being developed on a site by site basis under the existing zoning. Staff recognizes that an overall public/civic/open space component for the entire Park



may not be accomplished through this application, however, there is an opportunity to include usable open space for this site, perhaps in the form of picnic areas for use by the office employees. This application is not detailed enough to determine if the public/civic/open space policies are being addressed.

***Staff recommends that a creative and useful public/civic/open space component be added to the project as specified by the Revised General Plan. Staff recommends that it be located in close proximity to the proposed buildings to ensure that all employees have access to usable public space. These specific uses should be shown on the Special Exception plat with corresponding percentages relative to the entire development site.***

#### **Pedestrian and Bicycle Access**

The County is committed to establishing an integrated trails system for pedestrians and cyclists, (Revised General Plan, text, pg. 5-27) and to do so will work to establish connections among pedestrian and bicycle sidewalk, paths, and trails, The Revised General Plan promotes the separation of pedestrian and auto transportation ways (Revised General Plan, Policy 5, pg 6-18). In addition, the Revised Countywide Transportation Plan calls for all development plans to show "safe, direct and barrier-free pedestrian and bicycle circulation systems" (Revised CTP, Policy 5, pg. 2-12). The Special Exception plat does illustrate a proposed sidewalk adjacent to Filigree Court and Beaumeade Circle. However, with the lack of commitment to design of the site, the applicant has not shown how pedestrian access throughout the site will be accomplished.

***Staff recommends that pedestrian travelways be provided ensuring a safe route from the parking areas to the buildings as well as to adjacent properties within the Park.***

#### **RECOMMENDATION**

Staff can recommend approval of the zoning conversion as the Revised General Plan provides policy direction encouraging property owners within the Tax District to convert from the 1972 Zoning Ordinance to the Revised 1993 Zoning Ordinance.

However, staff cannot fully evaluate the Special Exception request until more information is provided regarding the design of the buildings and the layout of the site.

Staff would be happy to meet with the applicant to discuss these issues.

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Program Manager, Community Planning via e-mail

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COUNTY OF LOUDOUN  
MEMORANDUM  
DEPARTMENT OF BUILDING AND DEVELOPMENT



**DATE:** October 22, 2008  
**TO:** Stephen Gardner, Project Manager  
**THROUGH:** Marilee L. Seigfried, Deputy Zoning Administrator  
**FROM:** Teresa Miller, Planner, Zoning Administration  
**CASE NUMBER AND NAME:** ZMAP-2008-0013 & SPEX-2008-0041  
Equinix Data Center  
**LCTM:** /80///7/////5/  
**MCPI:** 061-48-3407  
**PLAN SUBMISSION NUMBER:** 2nd Submission

**I. Application Summary**

The applicant is proposing to rezone the above referenced parcel, comprised of approximately 31.97 acres, from PD-IP (Planned Development – Industrial Park) administered under the 1972 Loudoun County Zoning Ordinance to PD-IP under the Revised 1993 Loudoun County Zoning Ordinance. The property is located within the Route 28 Tax District. The applicant is also requesting special exception approval for up to a 0.6 FAR. The following issues must be addressed for the application to be in conformance with the requirements of the Revised 1993 Loudoun County Zoning Ordinance (“the Ordinance”).

**II. Critical Issues - Proffers**

1. The proffer statement states the “GPIN” when referencing the property. Please revise this sentence to reference the “MCPI” for identifying the property.
2. The applicant has proffered Sheet 4, which is the special exception plat. Sheet 5 should also be a proffered sheet as this is the Concept Development Plan.
3. Staff suggests adding punctuation to the final sentence of the proffer, for emphasis and clarification of the intent. (*...the Revised 1993 Zoning Ordinance, to include any future Zoning Ordinance amendments, must be complied...*)

ATTACHMENT 1 b.

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COUNTY OF LOUDOUN  
MEMORANDUM  
DEPARTMENT OF BUILDING AND DEVELOPMENT

SEP 16 2008

**DATE:** September 16, 2008

**TO:** Stephen Gardner, Project Manager

**THROUGH:** Marilee L. Seigfried, Deputy Zoning Administrator

**FROM:** Teresa Miller, Planner, Zoning Administration

**CASE NUMBER AND NAME:** ZMAP-2008-0013 & SPEX-2008-0041  
Equinix Data Center

**LCTM:** /80///7/////5/

**MCPI:** 061-48-3407

**PLAN SUBMISSION NUMBER:** 1<sup>st</sup> Submission

**I. Application Summary**

The applicant is proposing to rezone the above referenced parcel, comprised of approximately 31.97 acres, from PD-IP (Planned Development – Industrial Park) administered under the 1972 Loudoun County Zoning Ordinance to PD-IP under the Revised 1993 Loudoun County Zoning Ordinance. The property is located within the Route 28 Tax District. The following issues must be addressed for the application to be in conformance with the requirements of the Revised 1993 Loudoun County Zoning Ordinance (“the Ordinance”).

**II. Critical Issues**

1. The application does not contain a Concept Development Plan. The submitted plan set will need to be revised to include narratives and notes related to the rezoning application in addition to the Special Exception and a Concept Development Plan or the applicant may wish to submit a separate plan set for the rezoning. The Development Plan will need to meet the provisions as set forth in Section 6-1508.
2. In the Statement of Justification, the applicant has agreed to limit the amount of commercial office development on the parcel. Limiting the commercial office to 18% of the total gross floor area should be noted on the Concept Development Plan and or included within the proffers for the property.

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3. Under the Revised 1993 Loudoun County Zoning Ordinance, office, administrative, business and professional uses are permitted by right in the PD-IP zoning district provided they meet the standards as set for in Section 4-503(G)(1)-(6). The intent of this Special Exception is to supersede all previous approved special exceptions. If the office uses proposed do not meet the requirements as set forth in the PD-IP district regulations, this application will also need to include a Special Exception for office in addition to the special exception for a .60 FAR.

### **III. Statement of Justification**

The current request is for approval of a ZCON (Zoning Conversion) application to convert the property from PD-IP under the 1972 Zoning Ordinance to the Revised 1993 Zoning Ordinance. Please be advised the correct application type is a ZMAP (Zoning Map Amendment). Update the Statement of Justification as well as all notes on the plan set to reference the correct application type.

### **IV. Special Exception Plat**

1. There appear to be numerous overlays shown on the Special Exception Plat that are not necessary. Duplicate notes are shown on the plat such as "existing civic area" and "proposed civic area" or "proposed 5' asphalt trail" and "existing 5' trail". The numerous overlays make it difficult to see the clear areas of possible building and parking expansion. Remove all unnecessary overlays and clearly label the expansion areas. Provide a legend if necessary for amenities such as trails, civic areas, etc. Be sure to include required yard lines, building envelopes and parking envelopes.
2. Remove all yard lines except the minimum requirement. If a greater yard is required due to building height, this can be addressed at the time of site plan.
3. Remove the parking data from the plan set as parking is addressed at the time of site plan. A note on the plan stating that parking will be in conformance with Section 5-1100 at the time of site plan will be all that is necessary.
4. To allow the applicant the maximum amount of flexibility, the proposed condition possibilities table can be removed from the plan set. If shown on the Special Exception Plat or Concept Development Plan, the amount of uses will be limited to those shown on this table.
5. Remove any specific by right uses from the Special Exception plat such as warehouse and flex industrial.

**V. Conditions of Approval**

Consideration should be given on how to incorporate unfilled condition of approval associated with the previous SPEX-2006-0016. Some conditions appear to have been fulfilled. Please demonstrate which conditions have been met and how unfilled conditions will be addressed.

**VI. Other Issues**

1. Add an approval block with the application numbers and area for approval signature on the cover sheet.
2. Remove General Notes 28 regarding the preceding land development applications. This information is not needed for the rezoning or special exception as this legislative application will supersede all other legislative applications.
3. The site zoning tabulations on Sheet 1 contain a note stating that a combination of commercial uses is allowed with a maximum commercial office of 42.87%. This statement is in conflict with the Proposed Condition Possibilities Table listing 18% office. Please clarify the amount of office proposed with the application and correct tabs as necessary.

**VII. Proffers**

Staff requests to see proffers in conjunction with the second submission for this application. As the property is within the Route 28 Tax District, the property will be subject to the provisions of the Revised 1993 Loudoun County Zoning Ordinance as amended on the date of application approval and not subject to any future amendments. Staff suggests the applicant include proffer language regarding the parcel being subject to the Revised 1993 Loudoun County Zoning Ordinance to include any future zoning ordinance amendments.


**DEPARTMENT OF BUILDING AND DEVELOPMENT**



**COUNTY OF LOUDOUN**

**MEMORANDUM**

DATE: October 17, 2008

TO: Stephen Gardner, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Engineer 

THROUGH: Gary Clare, Chief Engineer   
William Marsh, Environmental Review Team Leader 

CC: Kelly Williams, Community Planner, Department of Planning  
Teresa Miller, Zoning Planner

**SUBJECT: ZMAP-2008-0013 & SPEX-2008-0041 Equinix Data Center  
(2<sup>nd</sup> Submission)**

The Environmental Review Team (ERT) has reviewed the revised application and offers the following comments.

1. Given the proximity of the project site to the W&OD Trail, staff recommends a commitment to incorporate bicycle storage and shower and changing facilities for employees, which is consistent with Bicycle and Pedestrian Policy 10 on Page 2-10 of the Revised Countywide Transportation Plan. This commitment could also achieve Site Sustainability Credit 4.2 in the Leadership in Energy and Environmental Design (LEED) for New Construction Technical Reference Manual.
2. Providing Leadership in Energy and Environmental Design ("LEED") measures within the project is consistent with goals identified in the Revised General Plan. If LEED is not pursued, staff still recommends that the applicant consider opportunities to enhance the project and capture benefits related to reducing water use, optimizing energy efficiency, providing pedestrian and bicycle opportunities (as mentioned above), etc. ERT believes that maximizing energy efficiency is particularly important with this project due to the high energy consumption associated with data center uses. ERT is available to further discuss energy efficiency/site sustainability measures that could be considered with this project.

Please contact me if you have any questions or need additional information.

ATTACHMENT 1 

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**DEPARTMENT OF BUILDING AND DEVELOPMENT**

**COUNTY OF LOUDOUN**

**MEMORANDUM**



DATE: August 28, 2008

TO: Teresa Miller, Zoning Planner

FROM: Todd Taylor, Environmental Engineer *ft*

THROUGH: William Marsh, Environmental Review Team Leader *WM*

CC: Kelly Williams, Community Planner

**SUBJECT: ZMAP-2008-0013 & SPEX-2008-0041  
Equinix Data Center**

The Environmental Review Team (ERT) reviewed the subject application during the August 25, 2008, ERT Meeting. Our comments pertaining to the current application are as follows:

1. Provide additional information describing how the proposed redevelopment will achieve a 10 percent reduction in pollutant load as described in Facilities Standards Manual (FSM) Section 5.320.A.2. Staff recommends that the applicant consider green roof(s), which would reduce the amount of impervious cover.
2. Staff encourages a commitment in the project design to meet Leadership in Energy and Environmental Design (LEED) standards, as supported by the United States Green Building Council. With the second submittal, please include a LEED for New Construction or Core and Shell score sheet to indicate design commitments to site sustainability, water efficiency, energy and atmosphere, indoor air quality, efficient materials and resources use, and innovative design.

LEED recognizes site sustainability, conservation of energy and water, and indoor air quality, among other goals. The Revised General Plan also encourages these goals in the General Water Policies supporting long-term water conservation (Policy 1, Page 2-20); the Solid Waste Management Policies supporting waste reduction, reuse, and recycling (Policy 2, Page 2-23); and the Air Quality Policies supporting the creation of pedestrian and bicycle facilities (Policy 1, Page 5-41). Furthermore, the County encourages project designs that ensure long-term environmental and economic sustainability, as discussed in the Suburban Policy Area, Land Use and Pattern Design text (Page 6-2). As of April 15, 2008, the Board of Supervisors also endorsed LEED as the preferred green building rating system for commercial construction and

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recommended the "COG Regional Green Standard" for private development, as described on pages 11-12 of "Greening the Washington Metropolitan Region's Built Environment", available at <http://www.mwcog.org/environment/greenbuilding/>.

Due to the scope of the comments provided, staff requests an opportunity to review the subsequent submission of this application. Please contact me if you need any additional information.

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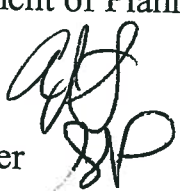
**County of Loudoun**  
**Office of Transportation Services**




**MEMORANDUM**

DATE: October 23, 2008

TO: Stephen Gardener, Project Manager, Department of Planning

THRU: Art Smith, Principal Transportation Planner 

FROM: George Phillips, Senior Transportation Planner 

SUBJECT: ZMAP 2008-0013 & SPEX 2008-0041 Equinix Data Center  
Second Submission

Location: Located on Filigree Court west of Beaumeade Circle and  
Loudoun County Parkway

**Background**

In response to the initial Office of Transportation Services (OTS) referral dated August 28, 2008, the applicant has provided a response letter dated October 6, 2008. Discussed below are the original OTS issues, the applicant's response and whether or not the issue has been adequately addressed.

**Transportation Comments**

1. The road network in Beaumeade, including the adjacent roads serving the site, is completed. However, the applicant needs to insure that the existing site entrances for the proposed uses are reviewed and approved by VDOT. This would include the provision of adequate sight distance, lengthening turn lanes if warranted, entrance design etc. **The applicant notes that they do not envision any changes to the access locations or configuration to Filigree**

**Court and that the existing entrances were designed as part of the original site development for employment uses. The proposed development represents a slight increase in peak hour trips. Provided VDOT agrees and confirms that no additional entrance improvements are needed, this issue is adequately addressed.**

2. Based on the trip generation data provided by the applicant and reviewed by OTS staff, the proposed maximum use option would increase peak hour traffic to the adjacent road network when compared to the approved office and warehouse uses on-site. The applicant's traffic study notes that a traffic signal is warranted at the Loudoun County Parkway/Beaumeade Circle south intersection and that this unsignalized intersection is operating at a failing level of service (LOS). See Tables 4 and 8 and Table 12 attached. This intersection was not originally proffered for a traffic signal from the Beaumeade development. However, traffic on the Loudoun County Parkway has grown significantly since the approval of the Beaumeade development. The CTP calls for the provision of adequate (D level) LOS with additional development. Currently, there is inadequate funding for the installation of this signal. It is recommended that the applicant provide the remaining funding needed for the signal and utilize funds, such as the \$6,000 commitment from the recently approved Beaumeade Gun Club, already provided to Loudoun County for this signal. The signal needs to be constructed to VDOT standards. **The applicant notes that their hired traffic consultant doesn't believe that multi-hour warrants would be met because turns are concentrated in the a.m. and p.m. peak hours. However, the applicant notes that, in order to facilitate signal installation in the future, the applicant suggests a contribution based on the increased site impacts during peak hours based on the development of a 300,000 square foot data center. The applicant estimates this to be 6% and, based on an estimated signal cost of \$300,000, they are willing to contribute \$18,000 towards a signal at this location. OTS notes that the maximum development proposed for approval, as noted in the applicant's traffic study, is a 505,513 gsf data center, 150,000 gsf of office and 180,054 gsf of warehouse space. This combines to generate 451 a.m. peak hour, 463 p.m. peak hour and 3,434 daily vehicle site trips. This traffic will have a significant impact at the Loudoun County Parkway/Beaumeade Circle south intersection. There are two alternatives to addressing this situation. The applicant could agree to conduct a signal warrant study and to install the traffic signal when warranted. There is currently \$10,400 available from other developments for this signal. This alternative would protect against failing LOS at the intersection. The second alternative is the**

**applicant paying a fair share contribution toward the traffic signal. Fair share contributions for traffic signals have been used by the County in the past. If a fair share contribution method is selected, OTS believes it should be based on the total traffic, existing and future, being put through the intersection by the applicant. Fair share calculations from OTS and the applicant will be available at the public hearing.**

3. The applicant needs to insure that adequate parking is available for the proposed uses given the existing zoning and businesses adjacent to this site. This needs to be verified by appropriate Building & Development staff. **The applicant notes that the mix of uses on the site will be dictated by the provision of adequate parking which will be reviewed by staff at the time of site plan submission. The applicant notes that field observations show adequate parking with the current activities with most of the parking adjacent to Filigree Court for the existing post office uses. The applicant also notes that development with office uses would also be parked to code and addressed at site plan review for adequacy. Provided that appropriate Building & Development staff agree with this, this issue is adequately addressed.**

### **RECOMMENDATION**

Provided the applicant adequately addresses the above outstanding issues, OTS would not object to the approval of this application. Full guidance from the Planning Commission on the alternatives could be achieved at Committee.


GRP/D Drive/C files/Equinix Data Center/ZMAP 2008-0013/SPEX  
2008-0041/Second Submission




**County of Loudoun**  
**Office of Transportation Services**  
**MEMORANDUM**

DATE: August 28, 2008

TO: Stephen Gardener, Project Manager, Department of Planning

THRU: Art Smith, Principal Transportation Planner 

FROM: George Phillips, Senior Transportation Planner 

SUBJECT: ZMAP 2008-0013 & SPEX 2008-0041 Equinix Data Center  
First Submission

Location: Located on Filigree Court west of Beaumeade Circle and  
Loudoun County Parkway (Attachment 1)

**Background**

The applicant is seeking approval of a Zoning Conversion to convert the 31.97 acre property from the PD-IP District governed by the 1972 Loudoun Zoning Ordinance to PD-IP in the Revised 1993 Loudoun County Zoning Ordinance. The applicant is also seeking special exception approval to allow a 0.6 floor area ratio on the subject property. This would allow development of up to 835,567 square feet for data center uses in five existing buildings. The applicant has provided a statement of justification dated June 16, 2008, a special exception plat dated April 27, 2008 from Patton Harris Rust & Associates and a traffic study dated May 30, 2008 from Patton Harris Rust & Associates, Inc. Based on information included in the traffic study, the maximum development anticipated for the proposed data center, warehouse and office uses will generate 451 a.m. peak hour, 463 p.m. peak hour and 3,434 daily vehicle trips. The existing special exception for the property allows for 144,832 gsf of office uses and 412,213 gsf of warehouse uses which generate 437 a.m. peak hour, 435 p.m. peak hour and 3,819 daily vehicle trips. The

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proposed use represents an increase of 14 a.m. peak hour and 28 p.m. peak hour vehicle trips when compared to the approved uses for this site. The proposed use would generate 385 less daily vehicle trips when compared to the approved uses.

Several completed roads serve the site as follows:

Loudoun County Parkway: a controlled access, minor arterial constructed for the most part as a four lane median divided facility between Route 625 and Route 7 and as a six lane divided road between Route 625 and the Dulles Greenway. A traffic signal is in place at the Loudoun County Parkway/Route 625 intersection. The Countywide Transportation Plan (CTP) calls for the Loudoun County Parkway to be a controlled access, six-lane divided arterial with a 120-foot right-of-way, a 50-mile per hour design speed, 900 foot median crossover spacing and turn lanes at all intersections. Adequate right-of-way already exists to accommodate widening Loudoun County Parkway to six lanes in Beaumeade when necessary. Although there are no 2008 VDOT counts for this segment of the Loudoun County Parkway, a review of the applicant's peak hour traffic count indicates that this road segment in the vicinity of Beaumeade Circle carries approximately 16,000 daily vehicle trips.

Beaumeade Circle- an urban four lane undivided local roadway which creates a circle within Beaumeade Park and intersects with Loudoun County Parkway. There are no plans to widen this road. Although there are no 2008 VDOT counts for this segment of Beaumeade Circle, a review of the applicant's peak hour traffic count indicates that this road segment in the vicinity of Loudoun County Parkway carries approximately 9,000 daily vehicle trips.

Filigree Court – an urban four lane undivided roadway which provides direct access to the site. It is a local street with access to Beaumeade Circle. It terminates approximately 1,300 feet south of Beaumeade Circle. There are no plans to widen this road. There are no 2008 VDOT counts for this road segment, however, based on a review of peak hour traffic counts from the applicant's traffic study, it is estimated that this road segment carries approximately 4,200 daily vehicle trips.

## **Transportation Comments**

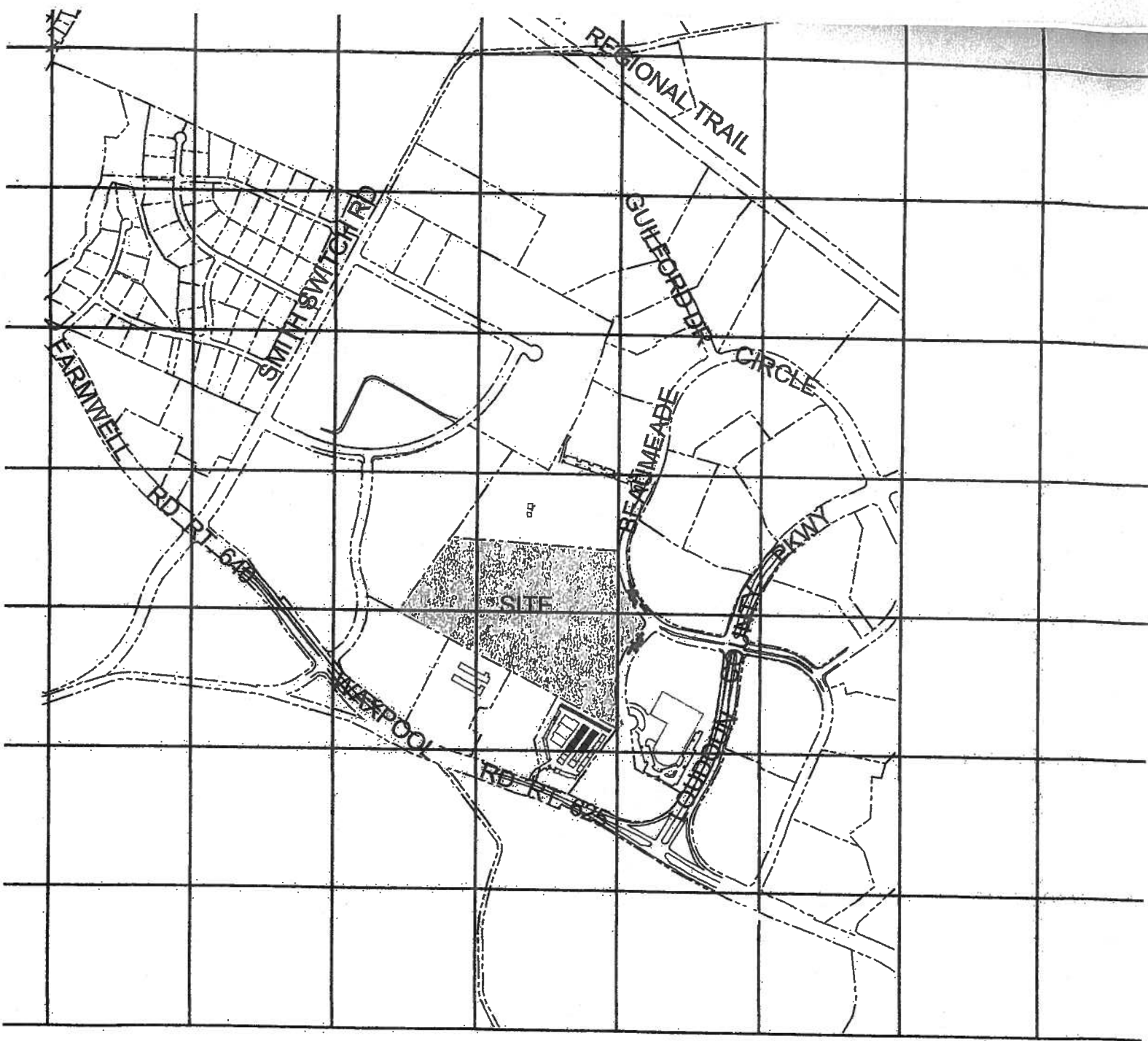
1. The road network in Beaumeade, including the adjacent roads serving the site, is completed. However, the applicant needs to insure that the existing site entrances for the proposed uses are reviewed and approved by VDOT. This would include the provision of adequate sight distance, lengthening turn lanes if warranted, entrance design etc.
2. Based on the trip generation data provided by the applicant and reviewed by OTS staff, the proposed maximum use option would increase peak hour traffic to the adjacent road network when compared to the approved office and warehouse uses on-site. The applicant's traffic study notes that a traffic signal is warranted at the Loudoun County Parkway/Beaumeade Circle south intersection and that this unsignalized intersection is operating at a failing level of service (LOS). See Tables 4 and 8 and Table 12 attached. This intersection was not originally proffered for a traffic signal from the Beaumeade development. However, traffic on the Loudoun County Parkway has grown significantly since the approval of the Beaumeade development. The CTP calls for the provision of adequate (D level) LOS with additional development. Currently, there is inadequate funding for the installation of this signal. It is recommended that the applicant provide the remaining funding needed for the signal and utilize funds, such as the \$6,000 commitment from the recently approved Beaumeade Gun Club, already provided to Loudoun County for this signal. The signal needs to be constructed to VDOT standards.
3. The applicant needs to insure that adequate parking is available for the proposed uses given the existing zoning and businesses adjacent to this site. This needs to be verified by appropriate Building & Development staff.

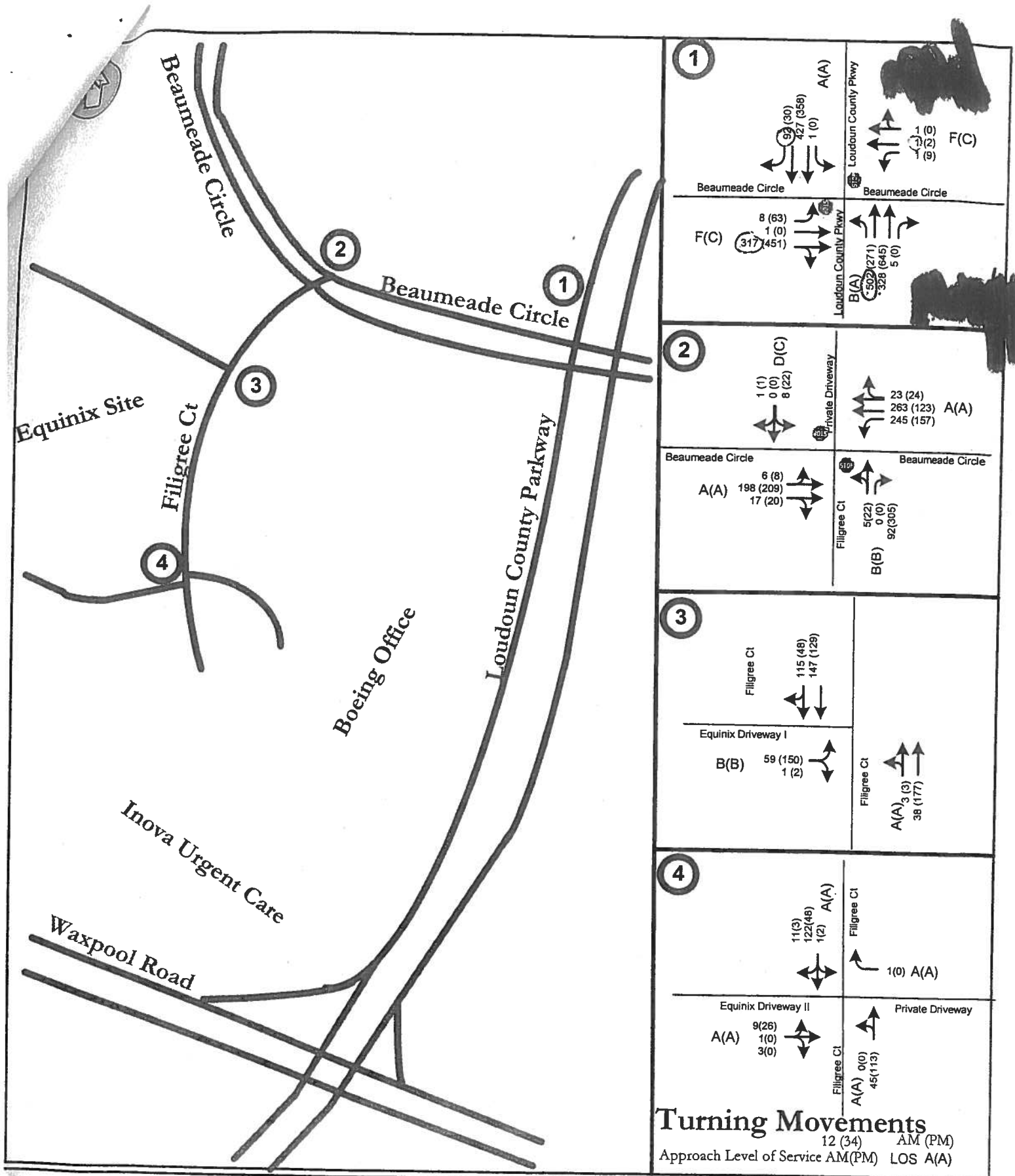
## **RECOMMENDATION**

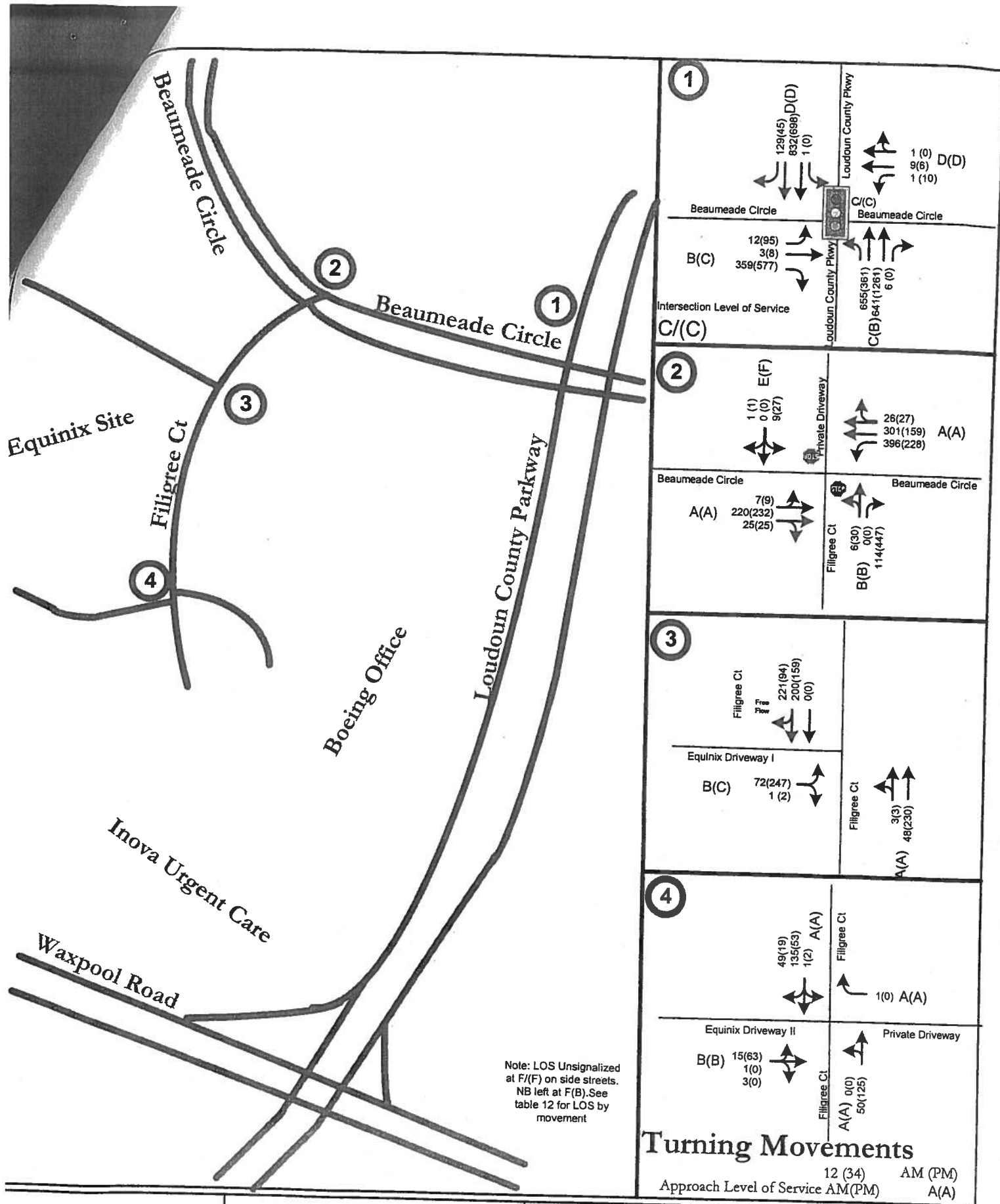
Provided the applicant adequately addresses the above outstanding issues, OTS would not object to the approval of this application.

GRP/D Drive/C files/Equinix Data Center/ZMAP 2008-0013/SPEX  
2008-0041/First Submission

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PHR+A

Equinix  
Beaumeade  
Traffic Impact Study

Total (2015) Traffic  
conditions with Data  
center(Option 1)

May, 2008

Figure 8

04150-FF-4

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TABLE 12: TOTAL 2015 INTERSECTION LEVELS OF SERVICE WITH DATA CENTER

Intersection		AM Peak Hour		PM Peak Hour	
		LOS	Delay	LOS	Delay
Loudoun County Parkway @ Beaumeade Circle (south) <i>Unsignalized</i>	EB L	F	NR	F	705.7
	EB TR	D	25.2	F	67.4
	Eastbound	F	NR	F	156.8
	WB L	F	NR	F	NR
	WB TR	F	NR	F	182.9
	Westbound	F	NR	F	NR
	NB L	F	61.2	B	12.8
	SB L	A	9.1	B	12.4
Loudoun County Parkway @ Beaumeade Circle (south) <i>Signal**</i>	EB L	D	42.2	D	38.7
	EB T	D	41.7	D	35.5
	EB R	B	15.5	C	22.0
	Eastbound	B	29.9	C	22.4
	WB L	D	41.7	D	35.6
	WB TR	D	41.8	D	35.4
	Westbound	D	41.8	D	35.5
	NB L	D	53.4	C	25.9
	NB T	A	5.4	B	12.6
	NB R	A	4.3	A	6.7
	Northbound	C	28.9	B	15.3
	SB L	C	26.7	C	26.1
	SB T	D	37.7	D	36.3
	SB R	C	29.6	C	26.9
	Southbound	D	36.5	D	35.8
	<b>Overall</b>	<b>C</b>	<b>29.9</b>	<b>C</b>	<b>22.4</b>
Beaumeade Circle @ Filigree Court <i>Unsignalized</i>	EB L	A	8.1	A	7.7
	WB L	A	9.2	A	8.5
	NB LT	D	32.7	C	18.8
	NB R	A	9.8	B	14.2
	Northbound	B	10.8	B	14.5
	SB LTR	E	40.3	F	50.2
Filigree Court @ north site entrance <i>Unsignalized</i>	EB LR	B	12.6	C	15.7
	NB L	A	8.3	A	7.8
Filigree Court @ south site entrance <i>Unsignalized</i>	EB LTR	B	10.3	B	10.4
	WB R	A	8.7	A	8.9
	NB L	A	7.6	A	7.4
	SB L	A	7.4	A	7.5

LOS = Levels of Service; Delay = Delay in seconds. \*\* With signal, based on future warrant study. \*NR=Not Reloading Delay



# COMMONWEALTH of VIRGINIA



DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

October 22, 2008

Mr. Stephen Gardner  
County of Loudoun  
Department of Planning MSC#62  
1 Harrison Street, S.E.  
P.O. Box 7000  
Leesburg, Virginia 20177-7000

Re: Beaumeade Lot 5 Equinix Data Center  
Loudoun County Application Numbers ZMAP 2008-0013 and SPEX 2008-0041

Dear Mr. Gardner:

We have reviewed the above revised application as requested in your October 7, 2008 transmittal. As stated in our September 11, 2008 comments, we have no objection to approval of this application.

If you have any questions, please call me at (703) 383-2424.

Sincerely,

Thomas B. VanPoole, P.E.  
Senior Transportation Engineer

ATTACHMENT 1 *e.*



# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

September 11, 2008



Mr. Stephen Gardner  
County of Loudoun  
Department of Planning MSC#62  
1 Harrison Street, S.E.  
P.O. Box 7000  
Leesburg, Virginia 20177-7000

Re: Beaumeade Lot 5 Equinix Data Center  
Loudoun County Application Numbers ZMAP 2008-0013 and SPEX 2008-0041

Dear Mr. Gardner:

We have reviewed the above application as requested in your July 31, 2008 transmittal (received August 4, 2008). We have no objection to approval of this application.

If you have any questions, please call me at (703) 383-2424.

Sincerely,

Thomas B. VanPoole, P.E.  
Senior Transportation Engineer



LOUDOUN COUNTY, VIRGINIA  
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175  
Phone 703-777-0333 Fax 703-771-5359



## Memorandum

**To:** Stephen Gardner, Project Manager  
**From:** Maria Figueroa Taylor, Fire-Rescue Planner  
**Date:** October 22, 2008  
**Subject:** Equinix Data Center, Second Referral  
ZMAP 2008-0013 & SPEX 2008-41



Thank you for the opportunity to review the applicant's response to the department's first referral dated September 9, 2008 regarding the above captioned application. The Applicant's response adequately addressed our concerns. Staff has no further comments.

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

ATTACHMENT 1 f.



LOUDOUN COUNTY, VIRGINIA  
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175  
Phone 703-777-0333 Fax 703-771-5359



## Memorandum

**To:** Stephen Gardner, Project Manager  
**From:** Maria Figueroa Taylor, Fire-Rescue Planner  
**Date:** September 9, 2008  
**Subject:** Equinix Data Center  
ZMAP 2008-0013 & SPEX 2008-41



Thank you for the opportunity to review the above captioned application for a Zoning Map Amendment and a Special Exception. The Fire and Rescue Planning Staff is not opposed to the application as proposed. However, Staff respectfully requests that the Applicant contact the first due fire and rescue company to discuss their plans for fire protection and access for emergency responders to the facility. A visit (prior to opening to the public) from F/R personnel can also assist emergency responders with their pre-planning for response to the facility.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Ashburn VFRC Moorefield Station 23	Ashburn VFRC Moorefield Station 23 Travel Time
061-48-3407	Equinix	Temporary Station Permanent Station	3 minutes 28 seconds 5 minutes

The Travel Times for each project were calculated using ArcGIS and Network Analyst extension to calculate the travel time in minutes. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied another one to three minutes should be added.

Project name	Approximate Response Time for Moorefield Station 23
Equinix	5 minutes, 28 seconds (temp site) 7 minutes (perm site)

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file



August 13, 2008

Mr. Stephen Gardner  
Department of Planning  
1 Harrison Street, S.E.  
P. O. Box 7000  
Leesburg, Virginia 20177-7000

**Re: ZMAP-2008-0013 & , SPEX-2008-0041; Equinox Data Center**

Dear Mr. Gardner:

Loudoun Water has reviewed the referenced Zoning Map Amendment Petition and Special Exception applications and offers no objections to their approval.

Public water and sanitary sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards. Should offsite easements be required to extend public water and/or sanitary sewer to this site, the applicant shall be responsible for acquiring such easements and dedicating them to the Authority at no cost to the County or to the Authority.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Julie Atwell  
Engineering Administrative Specialist

ATTACHMENT 1 

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**Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

**REAFFIRMATION OF AFFIDAVIT**

In reference to the Affidavit dated 12-02-08 for the Application of  
(enter date of affidavit)

**Equinix RP II, LLC**

(enter name(s) of Applicant(s))

in Application Number(s): ZMAP 2008 & SPEX 2008-0041  
(enter Application number(s))

I, **Mark A. Thomas**, do hereby state that I am an

(check one) ☐ Applicant (must be listed in Paragraph B of the above-described affidavit)  
☒ Applicant's Authorized Agent (must be listed in Paragraph B of the above-described affidavit)  
and that to the best of my knowledge and belief, the following information is true:

(check one)

☐ I have reviewed the above-described affidavit, and the information contained therein is true and complete as of 12.02.08 (today's date); or

☒ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

☐ Paragraph C-1

☒ Paragraph C-2

☐ Paragraph C-3

☐ Paragraph C-4(a)

☐ Paragraph C-4(b)

☐ Paragraph C-4(c)

WITNESS the following signature: \_\_\_\_\_

(check one) ☐ Applicant ☒ Applicant's Authorized Agent

Mark A. Thomas

(Type or print first name, middle initial, last name and title of signee)

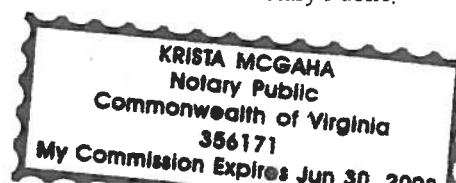
Subscribed and sworn to before me this 2 day of December, 2008  
in the State/Commonwealth of Virginia, County/City of Loudoun

Krista McGaha  
Notary Public.

My Commission expires: 6-30-08

**ATTACHMENT 2**

Revised October \_\_, 2008



**A-34**

I, **Mark A. Thomas** \_\_\_\_\_, do hereby state that I am an  
 \_\_\_\_\_ Applicant

**XX** Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): **ZMAP 2008-0013 & SPEX 2008-0041** \_\_\_\_\_

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i><b>PIN</b></i>	<i><b>NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>ADDRESS</b></i> <i><b>(Street, City, State, Zip Code)</b></i>	<i><b>RELATIONSHIP</b></i> <i><b>(Listed in bold above)</b></i>
N/A	Mark A. Thomas, CLA	PHR+A 208 Church Street, SE Leesburg, VA 20175	<b>AGENT</b> Land Planner
N/A	Fred D. Ameen, Jr. PE	PHR+A 208 Church Street, SE Leesburg, VA 20175	<b>AGENT</b> Civil Engineer
N/A	Douglas R. Kennedy, PE	PHR+A 208 Church Street, SE Leesburg, VA 20175	<b>AGENT</b> Traffic Planner
N/A	Gregory A. Riegle	McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102	<b>AGENT/Attorney</b>
N/A	Lori R. Greenlief	McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102	<b>AGENT/Land Use Planner</b>
<i><b>PIN</b></i>	<i><b>NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>ADDRESS</b></i> <i><b>(Street, City, State, Zip Code)</b></i>	<i><b>RELATIONSHIP</b></i> <i><b>(Listed in bold above)</b></i>
MCPI 061-48-3407	Equinix RP II, LLC a Delaware Limited Liability Company	301 Velocity Way, 5 <sup>th</sup> Floor Foster City, CA 94404	<b>Owner</b>

	Equinix Operating Co., Inc., a Delaware corporation	301 Velocity Way, 5 <sup>th</sup> Floor Foster City, CA 94404	<b>Lessee and Sole Member of Owner</b>
--	---	--	--

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

☐ There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Patton Harris Rust & Associates (PHR+A)**  
208 Church Street, SE  
Leesburg, VA 20175

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Fred D. Ameen, Jr.**	Michael A. Hammer
Michael G. Baker**	Christopher Holt**
Thirumalainivas Bhakthavatsaiam	Paul Dec Holt, Jr.
John F. Callow**	Mark Jerussi
Helman A. Castro	Ralph T. Jones**

Frank H. Donaldson*	John O. Jorgensen
Timothy F. Fletcher	Douglas R. Kennedy**
Bruce J. Frederick**	Graeme C. Lake
David H. Steigler	Scott R. Wolford**
Peter J. Stone	Susan S. Wolford**
Paul J. Sun	Kevin D. Wood
Earl R. Sutherland*	John D. Wright**
Mark A. Thomas	William L. Wright
Kevin D. Vaughn**	
Edward G. Venditti**	
John D. Vergeres**	
L. Nathaniel Ballard	Thomas W. Price
Michael C. Glickman	John D. Reno
John C. Loyd**	Michael G. Reimer
Ronald A. Mislowsky**	Thomas D. Rust*
Robert A. Munse	David J. Saunders**
Patricia D. Monday**	Karl V. Schaeffer
Paul D. Noursi	James C. Slora
Thomas L. Osborne**	Thomas R. Smith**

**Names of Officers and Directors: Continued**

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. President, Treasurer)
All Stockholders with *	Senior Vice President
All Stockholders with **	Vice President

**Names of Officers and Directors:**

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. President, Treasurer)
Thomas D. Rust, PE, AICP	Chairman of the Board, Sr. Vice Pres.
Charles B. Perry, II	Chief Executive Officer
Christopher Holt	Chief Financial Officer, Vice President
Susan S. Wolford	Treasurer, Vice President
Thomas L. Osborne	Secretary, Vice President

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Equinix RP II, LLC a Delaware Limited Liability Company**  
301 Velocity Way, 5<sup>th</sup> Floor  
Foster City, CA 94404

**Description of Corporation:**

**XX** *There are 100 or fewer shareholders and all shareholders are listed below.*

     *There are more than 100 shareholders and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

     *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation and no shareholders are listed below.*

     *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

<b>PIN</b>	<b>NAME</b> <i>(First, M.I., Last)</i>	<b>ADDRESS</b> <i>(Street, City, State, Zip Code)</i>	<b>RELATIONSHIP</b> <i>(Listed in bold above)</i>
MCPI 061-48-3407	<b>Equinix RP II, LLC</b> a Delaware Limited Liability Company	301 Velocity Way, 5 <sup>th</sup> Floor Foster City, CA 94404	<b>Owner</b>

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Equinix Operating Co., Inc., a Delaware corporation	<b>Sole Member</b>

**Equinix Operating Co., Inc**  
301 Velocity Way, 5<sup>th</sup> Floor  
Foster City, CA 94404

**Description of Corporation:**

**XX** *There are 100 or fewer shareholders and all shareholders are listed below.*

     *There are more than 100 shareholders and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

     *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation and no shareholders are listed below.*

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

<i><b>PIN</b></i>	<i><b>NAME</b> (First, M.I., Last)</i>	<i><b>ADDRESS</b> (Street, City, State, Zip Code)</i>	<i><b>RELATIONSHIP</b> (Listed in bold above)</i>
MCPI 061-48-3407	Equinix Operating Co., Inc	301 Velocity Way, 5 <sup>th</sup> Floor Foster City, CA 94404	

**Names of Shareholders:**

<i><b>SHAREHOLDER NAME</b> (First, M.I., Last)</i>	<i><b>SHAREHOLDER NAME</b> (First, M.I., Last)</i>
Equinix, Inc.	Sole Member

**Names of Officers and Directors:**

<i><b>NAME</b> (First, M.I., Last)</i>	<i><b>Title</b> (e.g. President, Treasurer)</i>
Stephen Smith	CEO / President / Director
Keith Taylor	CFO / Director
Brandi Galvin Morandi	General Counsel / Secretary
Melanie Mock	Treasurer

**Equinix, Inc.**  
301 Velocity Way, 5<sup>th</sup> Floor  
Foster City, CA 94404

**Description of Corporation:**

*There are 100 or fewer shareholders and all shareholders are listed below.*

     *There are more than 100 shareholders and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

     *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation and no shareholders are listed below.*

**XX** *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*



<i><b>PIN</b></i>	<i><b>NAME</b> (First, M.I., Last)</i>	<i><b>ADDRESS</b> (Street, City, State, Zip Code)</i>	<i><b>RELATIONSHIP</b> (Listed in bold above)</i>
MCPI 061-48-3407	<b>Equinix, Inc</b>	301 Velocity Way, 5 <sup>th</sup> Floor Foster City, CA 94404	

**Names of Shareholders:**

<i><b>SHAREHOLDER NAME</b> (First, M.I., Last)</i>	<i><b>SHAREHOLDER NAME</b> (First, M.I., Last)</i>
Equinix, Inc., a Delaware corporation with more than 500 shareholders that is traded on the NASDAQ, its sole shareholder	

**Names of Officers and Directors:**

<i><b>NAME</b> (First, M.I., Last)</i>	<i><b>Title</b> (e.g. President, Treasurer)</i>
Samuel Lee	President, Equinix Asia-Pacific
Stephen Smith	President, Chief Executive Officer, Director
Peter Ferris	President, Equinix United States
Peter Van Camp	Executive Chairman of the Board
Renee Lanam	Executive Advisor
Scott Kriens	Director
Gary Hromadko	Director
Steven Eng	Director
Steven Clontz	Director
Irving Lyons	Director
Christopher Paisley	Director
Sushil Kapoor	Chief Operating Officer, Equinix United States
Keith Taylor	Chief Financial Officer
Marjorie Taylor	Chief Business Officer

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### 3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

  X   (check if applicable) The above-listed partnership has no limited partners.

**Names and titles of the Partners:**

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. General Partner, Limited Partner, etc)
Thomas C. Brown, Jr.	Equity Partner
Dorothea W. Dickerman	Equity Partner
James W. Dyke, Jr.	Equity Partner
Carson L. Fifer, Jr.	Equity Partner
Margaret M. Glassman	Equity Partner
Sean F. Murphy	Equity Partner
Clive R.G. O'Grady	Equity Partner
Jonathan P. Rak	Equity Partner
Gregory A. Riegle	Equity Partner
Lawrence E. Rifken	Equity Partner
Stephen W. Robinson	Equity Partner
Thomas E. Spahn	Equity Partner
David I. Swan	Equity Partner
Warren E. Zirkle	Equity Partner

  XX   (check if applicable) The above-listed partnership has no limited partners

### 4. ADDITIONAL INFORMATION

a. One of the following options **must** be checked:

       In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

**XX** Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

\_\_\_ Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state).**

**PHR+A – None**

**McGuire Woods- None**

**Equinix- Equinix, Inc. is a corporation that is publicly traded on the NASDAQ exchange and may be directly or indirectly owned by one or more of the foregoing individuals.**

Check if applicable:

\_\_\_ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state).**

**PHR+A – None**

**McGuire Woods- None**

**Equinix- none**

Check if applicable:

\_\_\_ Additional information attached. *See Attachment to Paragraph C-4(c).*

**D. COMPLETENESS**

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Mark W. Thomas

check one: ☐ Applicant or ☒ Applicant's Authorized Agent

Mark W. Thomas

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 2 day of December 2008, in the State/Commonwealth of Virginia, in the County/City of London.

Krista McGaha

Notary Public

My Commission Expires: 6-30-09



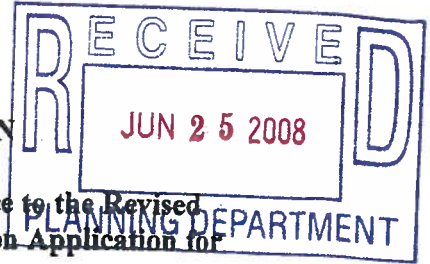
## COMBINED STATEMENT OF JUSTIFICATION

Rezoning of parcel zoned PD-IP from the 1972 Zoning Ordinance to the Revised  
1993 Zoning Ordinance (Zoning Conversion) and Special Exception Application for  
increase in FAR

PIN number 061-48-3407

31.97 acres

June 16, 2008



### Introduction/Background

BUILDING AND DEVELOPMENT

The 31.97 acre property is located within the Beaumeade Corporate Park, generally west of Filigree Court and south of Beaumeade Circle. It is developed with 5 buildings currently housing data center uses and flex/industrial uses. The property is surrounded by Christian Fellowship Church to the north, restaurants, hotel and office uses to the south, flex warehouse use to the west and Airbus Industries warehouse and office use to the east which recently received approval of a conversion to the Revised 1993 Zoning Ordinance.

The property has been the subject of several special exception applications. The most recent, approved on July 25, 2006, superseded the former approvals. This last approval basically allowed flexibility for the site to develop at 100% data center or to allow warehouse, industrial/flex, data center or commercial office uses provided the parking requirement for the combination of uses could be met on site. Commercial office use was conditioned to no more than 41% of the gross floor area. Additional flexibility was provided for future building additions; the approved special exception plat showed areas for possible building expansion to a total of 557,045 square feet. For reference, a copy of the previous conditions of approval is attached as Attachment 1.

### Current Request

Equinix RP II, LLC (the "Applicant" and owner) is requesting approval of a ZCON application to convert the property from the PD-IP District governed by the 1972 Loudoun County Zoning Ordinance to the PD-IP District governed by the Revised 1993 Loudoun County Zoning Ordinance. Concurrently, the Applicant requests approval of a special exception to allow a floor area ratio of 0.6 on the subject property. The Applicant is requesting this conversion and special exception in order to obtain additional flexibility in term of floor area ratio, building height and location of buildings/additions. The option still exists for the site to develop at 100% data center or if not, the Applicant agrees to limit the commercial office percentage to no more than 18% of the gross floor area in order to limit the transportation impacts and provide more emphasis on the light industrial focus.

ATTACHMENT 3

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Equinix RP II, LLC  
ZCON and SPEX Application  
Statement of Justification

The proposed special exception plat shows the existing 5 buildings with possible expansion areas between the buildings and on the northern, eastern, southern and a portion of the western sides of the buildings. Total square footage will not exceed 835,567 square feet as shown on the plat. Additionally, the plat shows appropriate setback lines as defined in the Ordinance for building height.

**Zoning Map Amendment Matters for Consideration**

The following items are addressed in accordance with the requirements of Sect. 6-1211(E) of the Revised 1993 Zoning Ordinance:

- (1) *Whether the proposed zoning district classification is consistent with the Comprehensive Plan.*

This proposal to convert to the Revised 1993 Zoning Ordinance is consistent with the policies stated in the Revised General Plan (General Business Land use Policies) that encourages efforts to update properties from the 1972 to the Revised 1993 Ordinance. The proposed PD-IP (no change from existing) is consistent with the Business Land use designation for this property.

- (2) *Whether there are any changes or changing conditions in the area affected that make the proposed rezoning appropriate.*

The property is located within the Rt. 28 Tax District, an area which is continuing to grow and thrive as a major business area for Loudoun County. The conversion to the Revised 1993 Ordinance will allow this property to expand and will better enable its successful contribution to the economic fabric of Loudoun County.

- (3) *Whether the ranges of uses in the proposed zoning district classification are compatible with the uses permitted on the property in the immediate vicinity.*

The property immediately adjacent to the east was the subject of a recently approved zoning conversion application. The other surrounding properties are all zoned PD-IP and planned for Business uses. The proposed range of uses is compatible with those uses permitted on the surrounding lots.

- (4) *Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.*

Adequate sewer and water services currently exist on the property. No residential uses are proposed so there will be no impact to the school system.

- (5) *The effect of the proposed rezoning on the County's ground water supply.*

Equinix RP II, LLC  
ZCON and SPEX Application  
Statement of Justification

Converting this property to the same zoning district as currently exists but within the 1993 Ordinance will not affect the County's ground water supply.

- (6) *The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.*

Since the site is currently developed, the uses allowed by the proposed rezoning will not affect the structural capacity of the soils.

- (7) *The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhood and school areas.*

The uses proposed with this application will not change from the existing uses on the property; the requested change affects only the zoning ordinance under which the uses are administered. The Applicant has submitted a traffic study which is discussed in more detail in the special exception section of this statement to address the impact of the increase in floor area ratio request. The property is not located near residential neighborhoods or school areas.

- (8) *Whether a reasonably viable economic use of the subject property exists under the current zoning.*

The Applicant does not intend to change the existing base zoning or the current uses. The proposed application only converts the zoning from the older ordinance to the current ordinance which is encouraged by the County.

- (9) *The effect of the proposed rezoning on the environment or natural features, wildlife habitat, vegetation, water quality and air quality.*

The site is currently developed with 6 buildings which are part of the existing Beaumeade Corporate Park. This specific property does not contain significant natural features.

- (10) *Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive plan and provides desirable employment and enlarges the tax base.*

The conversion of this property to be administered under Revised 1993 Zoning Ordinance will better enable the use to provide desirable employment and enlarge the tax base.

- (11) *Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth.*



Equinix RP II, LLC  
ZCON and SPEX Application  
Statement of Justification

The proposed conversion will allow further redevelopment of this property so that additional space can be provided for industry growth. Agricultural needs are not compatible with the location of the property due to the industrially developed surroundings.

- (12) *Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.*

The conversion and expansion of this property will add possible flex-industrial space in an area where demand for that space is increasing. Further, providing additional square footage for possible data center use will also meet a demand for that category of use in the County.

- (13) *Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.*

It has been established, through prior approvals, that the existing use on the property is the most appropriate. Allowing the expansion of the use will encourage preservation of the value.

- (14) *Whether the proposed rezoning considers trends of growth of changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county and the capacity of existing and/or planned public facilities and infrastructure.*

The provision of additional flex industrial and/or data center space will serve to support the economic growth of Loudoun County through increased tax base. The traffic study submitted with the application indicates no strain on the existing or planned public facilities or infrastructure as a result of this application.

- (15) *The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.*

The property is not located in an area planned for residential use.

- (16) *The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.*

The property is currently developed with warehouse, data center, office and flex-industrial uses. There are no scenic, archeological or historic features on the property.

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**Special Exception Matters for Consideration**

The following items are addressed in accordance with the requirements of Sect. 6-1310 of the Revised 1993 Zoning Ordinance:

- (A) *Whether the proposed special exception is consistent with the Comprehensive Plan.*

The property is planned for business use. As stated in the staff report published for the most recent special exception, while Beaumeade Corporate Park was originally envisioned as having a light-industrial emphasis, market forces have resulted in more of a regional office focus as the remainder of Beaumeade has developed at approximately 40% office, 20% other uses, 10% light industrial and the remaining land vacant. There are a wide variety of uses within Beaumeade Corporate Park ranging from civic use (church) to data center, flex-industrial, warehouse, commercial office and support retail. Acknowledging that the character of Beaumeade is that of a regional office park, this proposal to increase the FAR is in line with that use emphasis.

- (B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

As the site is already developed and operational, existing measures for fire prevention and control are in place.

- (C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

The anticipated noise generated from the site that will not negatively impact adjacent uses.

- (D) *Whether the glare or light that may be generated by the proposed uses in the neighborhood, and adjacent parcels.*

Previously imposed conditions require any new lighting on the property to be constructed with cut-off and fully shielded fixtures.

- (E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

The proposed use of the property was deemed compatible with previous approvals and there is no use change proposed with this application.

Equinix RP II, LLC  
ZCON and SPEX Application  
Statement of Justification

- (F) *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.*

Any future expansion of the existing buildings as proposed in this application will meet the setbacks and screening and buffering required by the Ordinance and will be compatible with that provided elsewhere within the Beaumeade Corporate Park.

- (G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*

There are no physical, natural, scenic, archaeological or historic features of significant importance on the site.

- (H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

The site is developed and the proposed expansion will not damage any existing animal habitat, vegetation, groundwater supply or air quality.

- (I) *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

The proposed uses will not change from that previously approved and determined to be appropriate for this location. Corporate parks of this type were purposely created to house uses such as that proposed in this application.

- (J) *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

A traffic study was completed pursuant to a scoping meeting with the Office of Transportation Services and is included as part of this submittal. The study indicates that 100% data center use would generate approximately 50% fewer peak hour trips in comparison to development under the PD-IP zoning general employment uses. Additionally, under a commercial office option, since the Applicant has decreased the percentage of commercial office from a maximum of 42% to a maximum of 18%, the daily trips would decrease by about 10 percent. The study recommends that in order to improve traffic operations at the intersection of Loudoun County Parkway and Beaumeade Circle prior to future signalization, the existing westbound approach of Beaumeade Circle be signed and striped as a right turn only lane.

Equinix RP II, LLC  
ZCON and SPEX Application  
Statement of Justification

- (K) *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.*

All code requirements will be met.

- (L) *Whether the proposed special exception will be served adequately by essential public facilities and services.*

The use is and will be adequately served by the essential public facilities and services.

- (M) *The effect of the proposed special exception on groundwater supply.*

There will be no effect on the groundwater supply.

- (N) *Whether the proposed use will affect the structural capacity of the soils.*

The site is already developed. The structural capacity of the soils has already been studied and will not be affected by this application.

- (O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.*

The use is located within an existing industrial park, specifically designed to handle traffic associated with permitted uses in an orderly and safe manner.

- (P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

Allowing the expansion of this property to a 0.6 FAR will better enable the use to provide desirable employment and enlarge the tax base.

- (Q) *Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*

The proposed special exception will allow further redevelopment of this property so that additional space can be provided for industry growth. Agricultural needs are not compatible with the location of the property due to the industrially developed surroundings.

- (R) *Whether adequate on and off-site infrastructure is available.*

Adequate on and off-site infrastructure is available.

Equinix RP II, LLC  
ZCON and SPEX Application  
Statement of Justification

- (S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

There are no odors anticipated to be generated on the site.

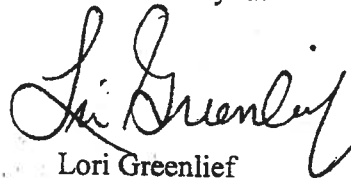
- (T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

Any construction traffic associated with the expansion of the buildings will not negatively affect the existing neighborhood. There are no schools in the immediate vicinity.

Conclusion

The proposed conversion from the PD-IP District administered under the 1972 Loudoun County Zoning Ordinance to the PD-IP District administered under the Revised 1993 Loudoun County Zoning Ordinance will enhance this property's ability to be a viable contributor to the Loudoun County tax base by allowing certain flexibilities which were specifically built into the 1993 Ordinance. The increase in floor area ratio requested in the special exception can be accomplished with no adverse impact to the adjoining properties or those in the immediate vicinity and will also further enhance the flexibility needed in order to develop the property with the kind of commercial/industrial space that is in demand for this area of the County.

For the reasons stated in this statement, we respectfully request approval of the requested conversion and special exception applications. Thank you.



Lori Greenlief  
McGuire Woods, LLP

**Board of Supervisors  
Public Hearing  
July 25, 2006  
SPEX 2006-0016 Equinix RD II LLC**

**FINDINGS**

1. The proposed special exception is consistent with the planned land use policies of the Revised General Plan.
2. The application is in accordance with the Revised 1993 Zoning Ordinance.
3. The proposed use will promote the health and well being of the County while keeping tax rates competitive with the expansion of uses on site.
4. The proposal will reduce the number of average daily vehicle trips and facilitate safe pedestrian movement with the installation of pedestrian and bicycle amenities.

**CONDITIONS OF APPROVAL**

1. The proposed uses for up to 100 percent commercial office, data center, warehouse, and/or flex-industrial uses, any combination of these, as well as accessory uses as defined by the 1972 Zoning Ordinance shall be developed in substantial conformance with the Special Exception Plat, prepared by Patton Harris Rust and Associates, P.C., dated April 21, 2006 revised through June 15, 2006 (the "Plat") and the Loudoun County Zoning Ordinance. These conditions shall not apply to permitted uses established prior to this approval and future permitted uses. These conditions shall also supersede previously approved special exception conditions of approval for SPEX 1988-0007, Beaumeade Corporate Park, approved for office/warehouse uses and SPEX 2001-0043, Beaumeade Technology Center, approved for 100 percent office and/or data center uses on the property. Approval of this application does not relieve the Applicant of any Zoning Ordinance, Codified Ordinance or any other regulatory requirement.
2. The applicant will install landscaping as required per the Zoning Ordinance at the time of site plan.
3. Any building shown on sheet 4 of the Special Exception Plat may be used for up to 100 percent commercial office, data center, warehouse, and/or flex-industrial uses, or any combination of these, as well as accessory uses as defined by the 1972 Zoning Ordinance. With the exception of the permission granted in this Special Exception for office, data center, warehouse, and flex-industrial uses, the permissible uses as listed in Section 722.3.2 of the 1972

Zoning Ordinance will require a separate special exception. This Special Exception shall not preclude the establishment of permitted principal uses and structures listed in Sec 722.3.1 of the 1972 Zoning Ordinance.

4. The applicant shall limit the development of commercial office uses on the Property to a maximum 238,833 square feet for the entire development.
5. Prior to issuance of first zoning permit of any building expansion areas for Buildings A, B, C, D, E, F, or the first zoning permit to use an existing building on-site for any use approved by this special exception application; the applicant shall construct or bond for construction a five (5) foot wide asphalt trail within a nine (9) foot wide public access easement along the property's frontage of Filligree Court and Beaumeade Circle.
6. Prior to issuance of first zoning permit to use an existing building on-site for any use approved by this special exception application, or for any building expansion areas for Buildings A, B, C, D, E or F, the applicant shall construct or bond for construction the civic space as substantially shown on the Plat.
7. The applicant will reserve, through the use of clearly visible signs, two spaces near an entrance to each building for employees who carpool. The signs will be installed prior to issuance of a zoning permit for each said building or for any building expansion areas for Buildings A, B, C, D, E or F, whichever occurs first.
8. In an effort to reduce peak-hour vehicle trips, the applicant will encourage its tenants to allow flexible work hours for their employees and encourage employees to use carpooling. This will be accomplished by providing each tenant with a letter to contain, at a minimum, language similar to the following:
  - a. "In an effort to reduce peak-hour travel demand on highways, roads and streets. Equinix encourages its tenants at Beaumeade Technology Center to consider flexible work schedules, carpooling and vanpooling programs and the provision of facilities to accommodate bicyclists and pedestrians."
9. Mechanical equipment (including generators) and dumpsters shall be screened from adjacent properties. Screening methods shall include, but not be limited to, a fence or wall of similar construction to the buildings on site, landscaping, or by a building on site.
10. New lighting on the property shall be designed and constructed with cut-off and fully shielded fixtures which will be directed inward and downward to illuminate the surface of the parking and building. Lighting shall not spill upward or reflect or cast glare onto adjacent properties or roadways.



Note: The Applicant has agreed to provide a one time fire and rescue contribution to the County in the amount of \$10,000 for any building expansion areas for Buildings A, B, C, D, E or F for equal distribution between the primary fire and rescue servicing companies.

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Lori Greenlief  
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McGUIREWOODS

lgreenlief@mcguirewoods.com  
Direct Fax: 703.712.5050

October 31, 2008

VIA ELECTRONIC MAIL

Stephen Gardner, Project Manager  
Loudoun County Department of Planning  
1 Harrison Street, Third Floor  
Leesburg, VA 20177

RE: ZMAP 2008-0013 & SPEX 2008-0041  
Equinix RP II, LLC, Response to Second Referral Comments

Dear Mr. Gardner:

I am writing on behalf of the applicant, Equinix RP II, LLC, to respond to staff's second referral comments.

**COMMUNITY PLANNING** – response to memo dated October 21, 2008

**Design**

Staff has raised the issue of architectural compatibility with respect to the size, more specifically the height, of the building and the concept that it may "overwhelm the visual identity of the surrounding area".

**Response.** *In response to this concern, the Applicant now commits to reducing the maximum height of the proposed building from 100 feet to 75 feet. Since the Applicant is requesting flexibility in locating any future buildings/additions (hatched area), the Applicant also commits that any future building will not exceed 75 feet in height. This will allow for compatibility in height with surrounding uses (The Embassy Suites hotel is 75 feet in height.) as well as providing more consistency with the existing buildings on the property. The majority of the existing buildings on the property are approximately 45 feet in height with some buildings elements rising to 60 feet in height. The architectural elements and construction technique of the proposed building and any future buildings and structures will be similar to the existing buildings on the property, providing compatibility with the surrounding built environment. The Applicant is working on drawings to illustrate this change in design.*

ATTACHMENT 4

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**ZONING** – response to memo dated October 22, 2008

**Critical Issues**

1. Substitute MCPI for GPIN.

**Response.** *Completed. Revised proffers attached.*

2. Proffer Sheet 5.

**Response.** *Completed. Revised proffers attached.*

3. Add punctuation to final sentence of proffer.

**Response.** *Completed. Revised proffers attached.*

**ENVIRONMENTAL REVIEW** – response to memo dated October 17, 2008

1. Provide bicycle storage and shower facilities.

**Response.** *These elements are currently provided on site for the employees.*

2. Staff encourages the Applicant to consider opportunities to enhance the project in terms of energy efficiency and site sustainability.

**Response.** *Equinix is committed to incorporating energy efficient measures in the construction and operation of the facility in the categories of site sustainability, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and design process innovation. The existing buildings utilize such elements as occupancy sensors, LED lighting, low - emitting materials (VOC), waste management to divert materials from landfills, changing rooms/showers, and bicycle storage areas. It is anticipated that the new building will incorporate the same and possibly, additional measures.*

**VDOT** – response to memo dated October 22, 2008

No issues.

**FIRE, RESCUE & EMERGENCY MANAGEMENT**

No further comment.

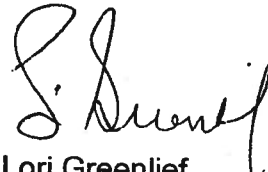
**OFFICE OF TRANSPORTATION SERVICES** – response to memo dated October 23, 2008

1. staff acknowledged that there are two ways to address the issue of the provision of a traffic signal at Loudoun County Parkway and Beaumeade Circle south: either the Applicant installs the signal when warranted or the Applicant pays a fair share contribution toward the traffic signal and that if a fair share contribution is utilized, it should be based on total traffic, existing and proposed from the site.

**Response.** *The Applicant is willing to commit to a fair share amount toward the installation of the traffic signal. The Applicant is continuing to work with OTS on determining the method of calculating that fair share amount.*

Please call me if you have additional questions regarding this submittal. Thanks!

Best Regards,



Lori Greenlief  
McGuireWoods LLP

Attachments:

1. Revised Proffers

cc: Howard Horowitz, Equinix

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October 6, 2008

Revised October 15, 2008 to add response to Fire and Rescue

VIA ELECTRONIC MAIL

Stephen Gardner, Project Manager  
Loudoun County Department of Planning  
1 Harrison Street, Third Floor  
Leesburg, VA 20177

RE: ZMAP 2008-0013 & SPEX 2008-0041  
Equinix RP II, LLC, Response to First Referral Comments

Dear Mr. Gardner:

I am writing on behalf of the applicant, Equinix RP II, LLC, to respond to staff's first referral comments.

**COMMUNITY PLANNING** – response to memo dated September 2, 2008

**Land Use Mix**

Staff recommends the applicant provide information regarding the land use mix for Beaumeade Corporate Park and how increasing the FAR on this parcel relates to the Light Industrial Land Use Mix policies.

**Response.** *The Community Planning memorandum references the 2002 special exception approval on the subject property for 100% office use and explains that the 2002 application, at 100% office, resulted in an overall office component in Beaumeade Corporate Park of 41%. It further raises a concern about the mix of uses in Beaumeade Corporate Park and the imbalance of office and industrial uses.*

*Since the 2002 approval on the property, another special exception (SPEX 2006-0016) was approved on the property which limited the commercial office square footage to 42.8% of the allowable square footage on the site. This approval reduced the total amount of commercial office space contributed by the subject property to the Beaumeade total from the 2002 approval.*

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*The SPEX 2006-0016 staff report states,*

*"Beaumeade Corporate Park intended the predominant component to be light industrial/flex uses with a maximum of 40% office. However, Beaumeade Corporate Park has developed as a Light Industrial Community with only 10% of the land area as light industrial, 20% other uses and 40% for approved office uses, a development more reflective of a Regional Office community per Plan policy."*

*The remainder of the acreage was vacant (30%). Square footage within Beaumeade has been approved for uses such as churches, support retail and as recently as this summer, a civic, social and fraternal association meeting place and indoor firearm range, classified as a support service use. The staff report for the gun club special exception also acknowledges that Beaumeade has evolved into a "mixed use center where industrial and office are the predominate uses and retail and service are supplementary". The subject property, through the most recent approvals, limited commercial office use on the property to a level staff felt was appropriate.*

*The current application, although requesting an increase in total FAR, continues to limit the amount of commercial office square footage on the property. As a matter of fact, the current application limits the commercial office space to only 18% of the total development on the property whereas the previous approval limited the amount to 42.8%. Also, note that the staff report for SPEX 2006-0016 stated, "In view of the fact that the Plan allows areas planned Business to be developed either as regional office or light industrial, staff can support the application since it will remain consistent with the policies of the Business Community." Given the fact that, a) the percentage of commercial office on the property has been further limited with this application (42.8% to 18%) and, b) despite the increase in FAR request, the commercial office square footage increases by only 5,000 square feet (a total of 144, 832 sf to 150,000 sf) and, c) Beaumeade's character, due to many factors other than this property, has changed and is changing, we therefore, maintain that the application is in compliance with the policies of the Business Community .*

### Design

Staff recommends that the application be revised to provide a more detailed design of the site layout and buildings proposed.

**Response.** A revised special exception plat has been submitted which includes more detail regarding building footprints/location. Additionally, this second

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*submission includes an illustrative sketch which shows possible building materials such as textured precast wall panels, expanded metal screens, and channel glass. This type of façade treatment will soften the visual impact of the building walls by breaking up the surface expanse. These are illustrative because final building plans have not been completed, but the Applicant commits to the building materials and architectural style depicted in the drawing.*

#### Open Space/Public/Civic

Staff recommends that a creative and useful public/civic/open space component be added in proximity to the proposed buildings.

**Response.** *The site currently has existing civic components consisting of the trail along the frontage as well as a circular seating plaza. These were conditions of approval of the previous special exception and are now more clearly noted on the special exception plat.*

*This application intends to expand on the internal civic plaza theme by adding a new larger plaza area to the north of the new DC6 building. This will allow employees and guests of the park to enjoy lunches and breaks outside of the buildings in a shaded plaza setting. This new area is centrally located along the main pedestrian and vehicular entrance to the park.*

*The total proposed civic area on the site is approximately 0.6 acres which is an increase of almost 1/3 of an acre over the last approval. Given the limited number of permanent data center employees and the limited number of visitors to this type of use, the Applicant believes that the guidelines of the Revised Comprehensive Plan are honored with this application.*

#### Pedestrian and Bicycle Access

Staff recommends that pedestrian travelways be provided ensuring a safe route from the parking areas to the buildings as well as to adjacent properties within the Park.

**Response.** *Pedestrian travel-ways currently exist on site and link the pedestrian entrances to all buildings. The proposed improvements will continue to link all main entrances with either sidewalks, trails and/or crosswalks.*

#### OFFICE OF TRANSPORTATION SERVICES - response to memo dated August 28, 2008

1. Insure that existing site entrances are reviewed and approved by VDOT.

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**Response.** *The proposed development does not envision any changes to the access locations or configuration to Filigree Court. The entrances were design as part of the original site development for employment uses. No new access to Beaumeade Circle is proposed with the application.*

2. Provide the remaining funding for the traffic signal at Loudoun County Parkway and Beaumeade Circle south.

**Response.** *The traffic study highlights that the proposed option to develop the site with additional data centers would decrease trips in relation to current allowable flex development. Site impacts with the ultimate development also would have minimal changes to the total traffic volumes off-site at the Beaumeade Circle/Loudoun County Parkway intersection. At this time, the contributions made by others at \$ 6,000 would not address the need for signal installation. The report also notes that the deficient Level of Service at the intersection is a function of development without the subject site, (i.e., growth and other planned development).*

*It is the opinion of our traffic consultant that the need for signalization would not satisfy VDFOT multi-hour warrants because the turns are concentrated during the AM and PM peak hour and through traffic on Loudoun County Parkway has not increased as projected to satisfy the MUTCD continuous volume warrants (i.e., through trips are large enough that the side street vehicles can not safely turn. Additionally, the majority of side street turns on Beaumeade Circle are right turns, and the MUTCD recommends engineering judgment be applied to evaluate turn lane volume criteria for separate right turn lanes. The outermost right turn lane is not currently striped as a right turn lane, but the through trips are minimal.*

*In order to facilitate signal installation in the future, the applicant would suggest a contribution to a future signal based on site impacts during peak hours. As shown below, the anticipated initial phase of development is envisioned as a 300,000 gsf data center. The construction would displace one building, but in order to calculate site impacts, the trips were added to the roadway network with 95 percent of the site trips turning at the Loudoun County Parkway/Beaumeade Circle (south) intersection. Based on the data trip rates shown in the previously submitted Traffic Report (table 9), the 300,000 gsf data center would generate 436 Vehicles per day. The additional side street trips of 13 and 53 vehicles per hour would represent approximately a 6 percent increase in Beaumeade Circle traffic volumes:*

*Site Trips @ 300,000 Data Center at LCP:  
AM 10 EB and 3 WB =  $13 / (417^*) = 3.1\%$*

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$PM\ 51\ EB\ and\ 2\ WB = 53 / (698*) = 7.6\%$

$Weighted\ Average = 66/1155 = 5.9\%$  use 6 %

*\* Background Figure 5 volumes on the east and west legs +site trips*

*Based on an estimate of \$300,000 for a new signal at this location (due to the wide median and 4 legs), a 6% contribution would equate to \$18,000.00. The applicant suggests a payment to Loudoun County of this amount with the site plan approvals to Loudoun County to address transportation impacts.*

3. Insure that adequate parking is available/verify with Building & Development staff.

**Response.** *The mix of uses allowed on the site will be dictated by the provision of adequate parking which will be reviewed by staff at the time of site plan submission. The parking rates were established as part of previous site plan approvals by B&D at 0.5 spaces per 1,000 nsf. Field observations show adequate parking with the current activities with most of the parking adjacent to Filigree Court for the existing post office uses. Development with office uses would also be parked at code, and addressed at site plan review for adequacy.*

## **ZONING** – response to memo dated September 16, 2008

### **Critical Issues**

1. Plan set should be revised to include a Concept Development Plan meeting the provisions of Section 6-1508.

**Response.** *So noted.*

2. A limit of 18% commercial office should be included on the Concept Development Plan or in the proffers.

**Response.** *Such will be included on the Concept Development Plan.*

3. Office uses on the property must meet the standards set forth in Sect. 4-503 (G)(1)-(6) or the uses will need a special exception in order to be established on the property.

**Response.** *Any proposed office use on the property will meet the 6 standards stated in Section 4-503 so no special exception is necessary.*

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#### Statement of Justification

1. Update statement to reflect ZMAP application, not ZCON.

**Response.** *The statement of justification has been revised and submitted with this response.*

#### Special Exception Plat

1. Remove unnecessary overlays and duplicate notes on SPEX plat. Provide a legend for amenities.

**Response.** *The plat has been revised to better depict the existing civic improvements. The amenities have been clearly labeled in the plat set.*

2. Remove all yard lines except the minimum requirement.

**Response.** *The plat has been revised to depict the minimum yard requirements.*

3. Remove parking data and replace with note indicating conformance with Section 5-1100.

**Response.** *The plat has been revised as requested.*

4. Remove condition possibilities table from plat.

**Response.** *The plat has been revised as requested.*

5. Remove specific by-right use list from plat.

**Response.** *The plat has been revised as requested.*

#### Conditions of Approval from previous approval

1. Demonstrate which conditions have been met and how unfulfilled conditions will be addressed.

**Response.** *Attached please find a Special Exception Condition Release Certification indicating that all 10 of the previous conditions have been fulfilled. This certification was completed for building occupancy for a previous plan set. The signature page is on file in the County.*

#### Other Issues

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1. Add an approval block on the cover sheet.

**Response.** *The approval block has been added as requested.*

2. Remove General Note 28.

**Response.** *Note 28 has been removed.*

3. Revise tabulation so as to not conflict regarding maximum commercial office space.

**Response.** *The note under the Zoning Tabulation has been revised to reflect a maximum commercial office space of 18%.*

#### Proffers

1. Please submit proffers and include language regarding the applicability of future zoning ordinance amendments.

**Response.** *Proffers are included with the second submission and include the language suggested.*

#### ENVIRONMENTAL REVIEW – response to memo dated August 28, 2008

1. Provide information on how project will achieve 10% reduction in pollutant load.

**Response.** *A 10% reduction in pollutant load based on disturbed area of any future construction will be achieved through the use of structural and or nonstructural best management practices. This reduction could be met through something as simple as providing additional green space, or pervious pavement, bio-retention, rain gardens, oil and grit separators and or a cartridge filtration system to name a few.*

2. Staff encourages a commitment to meet LEED standards.

**Response.** *It is standard practice for Equinix to strive for site sustainability, conservation of energy and generally sensitive environmental practices in the development of their projects. However, specific standards for data centers buildings have yet to be finalized and the Applicant is not comfortable at this point committing to specific elements or standards.*

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**VDOT** – response to memo dated September 11, 2008

No issues.

**LOUDOUN WATER** - response to memo dated August 13, 2008

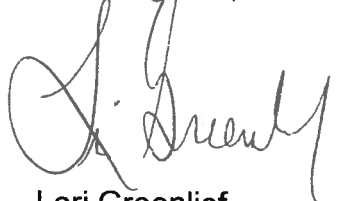
Comment regarding compliance with the Water Authority's policies and design standards that the applicant is responsible for acquiring offsite easements and dedicating them, if necessary is acknowledged.

**FIRE, RESCUE & EMERGENCY MANAGEMENT**

The Applicant agrees to contact Fire and Rescue regarding fire protection plans and access for emergency responders for the any new building as well as allowing a visit from F/R personnel to coordinate this plan.

Thank you and the other staff members for meeting with us prior to this resubmittal. I think it was helpful in clarifying the issues. Please call me if you have additional questions regarding this submittal. Thanks!

Best Regards,



Lori Greenlief  
McGuireWoods LLP

**Attachments:**

1. Special Exception Conditions Release Certification
2. Proffers

cc: Howard Horowitz, Equinix

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PROFFER STATEMENT  
EQUINIX R P II LLC  
ZMAP 2008-0013  
December 2, 2008



Equinix R P II LLC, the owner of the property described as Parcel 5 on Loudoun County Tax Map 80((7)), Parcel 5 (MCPI 061-48-3407) (the "Property"), on behalf of themselves and their successors in interest, hereby voluntarily proffer that in the event the Property is rezoned by the Loudoun County Board of Supervisors to the PD-IP Planned Development-Industrial Park zoning district administered under the Revised 1993 Zoning Ordinance, as substantially set forth in the Concept Development Plan dated June 10, 2008 revised through October 6, 2008, the development of the Property shall be in substantial conformance with the following proffer conditions, pursuant to Section 15.2-2303 of the CODE OF VIRGINIA (1950) as amended. These proffer conditions are the only conditions offered on this rezoning, and any prior proffer conditions applicable to the Property are hereby declared void and of no effect provided that these proffers shall become effective only upon final approval of the Zoning Map Amendment application, ZMAP 2008-0013 requesting to change the zoning of the Property from PD-IP zoning district under the 1972 Zoning Ordinance to the PD-IP zoning district under the Revised 1993 Zoning Ordinance, submitted by the owner.

1. The development of the Property shall be in substantial conformance with the Concept Development Plan, Sheet 5 of the plan set entitled "Zoning Map Amendment and Special Exception for Equinix", dated June 10, 2008, revised through December 2, 2008 prepared by Patton Harris Rust & Associates. All requirements and use limitations of the PD-IP zoning district of the Revised 1993 Zoning Ordinance, to include any future Zoning Ordinance amendments must be compiled with and will take precedence over the Concept Development Plan.

SIGNATURES ON NEXT PAGE

ATTACHMENT 5

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The undersigned hereby warrants that all the owners of any legal interest in the Property have signed this proffer statement, that he/she has full authority to bind the Property to these conditions, either individually or jointly with the other owners affixing their signatures hereto, and that the foregoing proffers are entered into voluntarily.

Equinix R P II LLC

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

County of Loudoun,  
Commonwealth of Virginia

I, the undersigned notary public, in and for the state and city/county aforesaid, do hereby certify that \_\_\_\_\_, as \_\_\_\_\_ of Equinix R P II LLC, whose name is signed to the foregoing instrument, has acknowledged the same before me.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

My Commission Expires:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Public

Notary Registration Number: \_\_\_\_\_

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